

CITY OF JERSEY CITY

280 Grove Street
Jersey City, New Jersey 07302



Robert Byrne, R.M.C., City Clerk
Sean J. Gallagher, R.M.C., Deputy City Clerk



Rolando R. Lavarro, Jr., Councilperson-at-Large
Daniel Rivera, Councilperson-at-Large
Joyce E. Watterman, Councilperson-at-Large
Frank Gajewski, Councilperson, Ward A
Khemraj "Chico" Ramchal, Councilperson, Ward B
Richard Boggiano, Councilperson, Ward C
Michael Yun, Councilperson, Ward D
Candice Osborne, Councilperson, Ward E
Diane Coleman, Councilperson, Ward F

Agenda Regular Meeting of the Municipal Council Wednesday, January 28, 2015 at 6:00 p.m.

Please note: The next caucus meeting of Council is scheduled for Monday, February 9, 2015 at **5:30 p.m.** in the Efrain Rosario Memorial Caucus Room, City Hall.

The next regular meeting of Council is scheduled for **TUESDAY**, February 10, 2015 at **6:00 p.m.** in the Anna Cucci Memorial Council Chambers, City Hall. A pre-meeting caucus may be held in the Efrain Rosario Memorial Caucus Room, City Hall.

1. (a) **INVOCATION:**
- (b) **ROLL CALL:**
- (c) **SALUTE TO THE FLAG:**
- (d) **STATEMENT IN COMPLIANCE WITH SUNSHINE LAW:**

City Clerk Robert Byrne stated on behalf of the Municipal Council. "In accordance with the New Jersey P.L. 1975, Chapter 231 of the Open Public Meetings Act (Sunshine Law), adequate notice of this meeting was provided by mail and/or fax to The Jersey Journal and The Reporter. Additionally, the **annual notice** was posted on the bulletin board, first floor of City Hall and filed in the Office of the City Clerk on Wednesday, November 26, 2014, indicating the schedule of Meetings and Caucuses of the Jersey City Municipal Council for the calendar year 2015.

The Agenda of this meeting was disseminated on **Thursday, January 22, 2015 at 4:00 p.m.** to the Municipal Council, Mayor and Business Administrator of Jersey City. It was similarly disseminated to The Jersey City Reporter and The Jersey Journal.

2. **Bid Reception: None**

****CONSENT AGENDA**

All items listed on the meeting calendar with an asterisk (or asterisks) are considered routine by the municipal council and will be enacted by one motion (and roll call) without separate discussion of each item. If discussion is desired on any item and permitted by the council, that item will be considered separately.

Consent Agenda adopted by Ordinance J-636 and supplemented by Ordinance C-248.

Please understand that all documents listed in the consent agenda are available for public perusal at this meeting.

***3.**

ORDINANCE HEARING

FIRST READING

**CITY CLERK
FILE**

- a. Ordinance amending and supplementing (Chapter 3 (Administration of Government) Article III (Mayor) and Article XII (Department of Health and Human Services) of the Jersey City Municipal Code to move the Office of Senior Affairs to the Department of Health and Human Services. Ord. 15.005
- b. An ordinance authorizing the transfer of city-owner property located at 362 Summit Avenue within the Journal Square 2060 Redevelopment Area to the Jersey City Redevelopment Agency. Ord. 15.006
- c. Refunding Bond Ordinance of the City of Jersey City, in the County of Hudson, State of New Jersey, (The "City") providing for (I) The refunding of certain outstanding Qualified School Bonds, Series 2007A of the city dated February 23, 2007 to provide debt services savings, and (II) Authorizing the issuance of not to exceed \$11,300,000 aggregate principal amount of school refunding bonds of the city to effect such refunding and appropriating the proceeds therefor. Ord. 15.007
- d. Refunding Bond Ordinance of the City of Jersey City, in the County of Hudson, State of New Jersey, (The "City") providing for (I) The refunding of certain outstanding General Improvement Bonds, Series 2007 of the city dated December 7, 2007 to provide debt services savings, and (II) Authorizing the issuance of not to exceed \$14,800,000 aggregate principal amount of school refunding bonds of the city to effect such refunding and appropriating the proceeds therefor. Ord. 15.008
- e. Ordinance authorizing the cancellation and reimbursement of taxes pursuant to N.J.S.A. 54:4-3.6c for property owned by Margaret Anna Cusack Care Center, Inc., and located at 251 Baldwin Avenue, on Block 09606, Lot 8. Ord. 15.009
- f. An ordinance vacating a portion of West Street in accordance with the Stipulation of Settlement dated July 25, 2012 and pursuant to the Journal Square 2060 Redevelopment Plan. Ord. 15.010
- g. An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-12 of the Municipal Code for property designated as Block 19006, Lot 33, on the city's tax map and more commonly known by the street address of 372 Pacific Avenue. Ord. 15.011

***4.**

ORDINANCE HEARING

SECOND READING

**CITY CLERK
FILE**

- | | | |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Introduced-8-1-
Boggiano; nay | a. Ordinance approving a 35 year tax exemption for a low income affordable housing project located at 561 Montgomery Street, to be constructed by Montgomery Gardens Family Phase 1 Urban Renewal Associates, LP, a qualified housing sponsor under the New Jersey Mortgage Housing Finance Agency Law <u>N.J.S.A. 55:14K-1</u> et seq. | Ord. 15.001
Intro. 1.14.15 |
| Introduced-9-0- | b. An ordinance honoring former Ward D Councilman William "Bill" Gaughan by naming the 100 Steps connecting the Jersey City Heights with Franklin Street "Bill Gaughan Way". | Ord. 15.002
Intro. 1.14.15 |
| Introduced-9-0- | c. Ordinance amending the Jersey City Municipal Code, Chapter 296 (Streets and Sidewalks), Article VII (Excavations), to amend the standards for street excavations and Chapter 160 (Fees and Charges), Section JJ to increase the fees to excavate streets. | Ord. 15.003
Intro. 1.14.15 |
| Introduced-9-0- | d. An ordinance supplementing Chapter 332(Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code amending Section 332-24 (No Parking Certain Hours) designating 25 feet in front of 102 Van Reypen Street as No Parking, Monday through Friday, Except Holidays, 8:00 a.m. to 9:00 a.m., 11:00 a.m. to Noon and 2:00 p.m. to 3:00 p.m. | Ord. 15.004
Intro. 1.14.15 |

**** 5.**

PUBLIC REQUEST FOR HEARING

1. LaVern Washington
2. Jaime Vazquez
3. Caren Freyer- DeSouza
4. Yvonne Balcer

**NOTE: THE FOLLOWING ARE AVAILABLE UPON REQUEST FROM THE
OFFICE OF THE CITY CLERK**

****6. PETITIONS AND COMMUNICATIONS**

- a. Letter dated December 26, 2014 from Joseph Scott Horn, Licensed Site Remediation Professional to Ivette Vigo, Bayonne, NJ re: Academy House Child Development Center IV, 3000 Kennedy Boulevard, Jersey City.
- b. Memo dated January 6, 2015 from Kim Guadagno, Lt. Governor/Secretary of State to County & Municipal Clerks re: 2015 Campaign Contribution Notice.
- c. Letter dated January 8, 2015 from Frank C. McCombs, Senior Engineer, District II, Bureau of Local Aid to Arthur J. Elias, PE, PP, CME, Keller & Kirpatrick, Inc., Morris Plains, NJ re: Stone Hill Road, Local Aid Infrastructure Fund, Fiscal Year 2014.
- d. Letter dated January 9, 2015 from Eileen Schack, Supervising Engineer, Bureau of Local Aid-Newark to Shyue-Cheng Huang, P.E., Director of Engineering re: Traffic Striping and Markings-2013, Jersey City.
- e. Public Notice from New Jersey Meadowlands Commission scheduled for Thursday, February 19, 2015 at 10:00 a.m., in the Office of the Commission, One DeKorte Park Plaza, Lyndhurst, NJ.
- f. Letter dated January 9, 2015 from Ewa Gut, Project Manager, Atlantic Environmental Solutions, Inc., to Bureau of Case Assignment & Initial Notice Site Remediation Program re: Biennial Certification Report, 629 Marin Boulevard, Jersey City.
- g. Letter dated January 21, 2015 from Charles L. Smith, III, Senior Director Government and Regulatory Affairs, Comcast to Steven M. Fulop, Mayor re: Conclusion of Franchise Renewal process.
- h. Letter dated December 2014 from C&H Environmental, Inc., to Robert Byrne, City Clerk re: 151-155 Clark Avenue, Jersey City.
- i. Letter dated January 9, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to David Cortez, Jersey City re: One 550 gallon #2 heating oil underground storage tank system, 229 Bowers Street, Jersey City.
- j. Letter dated January 13, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Rafael Diaz, North Bergen re: One 550 gallon #2 heating oil underground storage tank system, 241 Griffith Street, Jersey City.

NOTE: THE FOLLOWING ARE AVAILABLE UPON REQUEST FROM THE OFFICE OF THE CITY CLERK

****6. PETITIONS AND COMMUNICATIONS**

- k. Rockaway Valley Regional Sewerage Authority Minutes of a Board Meeting held December 11, 2014.
- l. Letter dated January 14, 2015 from Gary Greulich, Section Chief, Northern Bureau of Field Operations to Robert Byrne, City Clerk re: Deed Notice Compliance - Jersey City Redevelopment Agency & Urban Redevelopment Assoc., Athena Group Jersey City Urban Renewal Corp.
- m. Letter dated January 13, 2015 from Wayne C. Howitz, Assistant Director, Remediation Oversight Element to Robert Pollock, Director Environmental Projects & Permits, PSE&G, So. Plainfield, NJ re: Soil Remedial Action Permit, former West End Gas Plant - Adjacent Streets, Duffield Avenue & St. Pauls Avenue; Howell Street, Jersey City.
- n. Letter dated January 14, 2015 from Gary Greulich, Section Chief, Northern Bureau of Field Operations to Condominium Association for 389 Washington Street re: Deed Notice Compliance - Jersey City Redevelopment Agency & Urban Redevelopment Assoc.,/Athena Group Jersey City Urban Renewal Corp.
- o. Letter dated January 15, 2015 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Gwendolyn Spears, Syracuse, NY re: One 550 gallon #2 heating oil underground storage tank system, 229 Bowers Street, Jersey City.
- p. Letter dated January 16, 2015 from Kevin J. Carr, RPPO, QPA, Purchasing Agent, Jersey City Municipal Utilities Authority to Robert Byrne, City Clerk re: Meeting scheduled for January 22, 2015 at 5:00 p.m., is being rescheduled to January 21, 2015 at 5:00 p.m.
- q. Minutes of the regular meeting of the Board of Commissioners of the Jersey City Redevelopment Agency held on December 16, 2014.
- r. Jersey City Municipal Utilities Authority minutes of the Board of Commissioners meeting December 29, 2014.

**NOTE: THE FOLLOWING ARE AVAILABLE UPON REQUEST FROM THE
OFFICE OF THE CITY CLERK**

****7. OFFICERS COMMUNICATIONS**

- a. From Donna Mauer, CFO to the State of New Jersey, Department of Community Affairs
re: Annual Debt Statement.
- b. Letter dated January 9, 2015 from Vivian Brady-Phillips, Deputy Mayor to Steven M.
Fulop, Mayor re: Resigning from the Library Board of Trustees as the Mayor's Alternate.

NOTE: THE FOLLOWING ARE AVAILABLE UPON REQUEST FROM THE OFFICE OF THE CITY CLERK

****8. REPORT OF DIRECTORS**

- a. Letter dated January 9, 2015 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Appointing Nabil Youssef, of Jersey City, to serve as Alternate Member #2 of the Jersey City Board of Adjustment, replacing Cleophus D. McIntosh, whose term has expired. Mr. Youssef's term will expire on November 30, 2016.
- b. Letter dated January 9, 2015 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Appointing Andrea N. Mazzula-Adames, of Jersey City, to serve as a Class C member of the Jersey City Historic Preservation Commission, replacing David J. Goodwin, whose term has expired. Mrs. Adames term will expire on March 31, 2018.
- c. Letter dated January 9, 2015 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Appointing Glenis Polanco-Rodriguez, of Jersey City to serve as a member (Mayor's Appointment) of the Jersey City Housing Authority. Mrs. Rodriguez's term will term on May 16, 2015.
- d. Letter dated January 9, 2015 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Re-appointing Michele E. Richardson, of Jersey City, to serve as a member of the Jersey City Employment & Training Committee. Ms. Richardson's term will expire on June 30, 2017.
- e. Letter dated January 21, 2015 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Re-appointing Carla E. Smith, of Jersey City, to serve as a Alternate Member of the Jersey City Rent Leveling Board. Ms. Smith's term will expire on January 20, 2016.
- f. Executive Order# 2015-001 dated January 9, 2015 from Steven M. Fulop, Mayor re: Expanding the Purchasing Disparity Study Committee.

****9. CLAIMS**

- A. City Clerk
- B. Tax Assessor
- C. Department of Administration
- D. Department of H.E.D. & C
- E. Department of Health & Human Services
- F. Department of Human Resources
- G. Department of Public Safety
- H. Department of Public Works
- I. Department of Recreation

****10. RESOLUTIONS****CITY CLERK
FILE #**

- | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| a. | Resolution authorizing an Emergency Temporary Appropriation. | Res. 15.034 |
| b. | Resolution authorizing Calendar Year 2014 Appropriation Reserve Transfers. | Res. 15.035 |
| c. | Resolution of the City of Jersey City, in the County of Hudson, State of New Jersey, making application to the Local Finance Board pursuant to <u>N.J.S.A.</u> 40A:2-51. | Res. 15.036 |
| d. | Resolution commending members of the Jersey City Police Department and the Department of Public Safety for their vigilance in solving the murder of retired Police Officer Frank Goggan. | Res. 15.037 |
| e. | Resolution honoring Henry Greenfield and the No Limits Organization. | Res. 15.038 |
| f. | Resolution to grant 2014 Senior Citizen deductions on various properties. | Res. 15.039 |
| g. | Resolution to grant 2014 Veteran deductions on various properties. | Res. 15.040 |
| h. | Resolution authorizing the City Collector to transfer tax year 2014 and prior year real estate tax credits, and other municipal charge balances to operations. | Res. 15.041 |
| i. | Cancellation of tax balances, lot cleaning charges, abatement charges, special improvement charges and credits of \$10.00 or less for the tax year 2014 & prior. | Res. 15.042 |
| j. | Resolution authorizing the City of Jersey City to discharge the mortgage and release the affordability restrictions affecting Block 23704, Lot 21 also known as 734 Garfield Avenue. | Res. 15.043 |
| k. | Resolution authorizing the execution of a mortgage subordination agreement affecting the property known as 77 Belmont Avenue a/k/a Block 16903, Lot 4. | Res. 15.044 |
| l. | Resolution authorizing the payment of common expenses relating to the seven (7) city owned residential condominium units located at 311 Washington Street. | Res. 15.045 |
| m. | Resolution authorizing the use of competitive contracting for the procurement of vending machines to be installed in various city buildings. | Res. 15.046 |

****10. RESOLUTIONS**

**CITY CLERK
FILE #**

- | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| n. | Resolution authorizing the Jersey City Office of Emergency Management & Homeland Security to accept an amended grant award from the United States Department of Homeland Security (DHS) and the New Jersey Office of Homeland Security & Preparedness (OHSP) through the Urban Area Security Initiative (UASI) Grant Program. | Res. 15.047 |
| o. | Resolution authorizing the acceptance and execution of a grant agreement between the City of Jersey City and the New Jersey Department of Community Affairs for funding under the Community Services Block Grant for FY 2014-2015. | Res. 15.048 |
| p. | Resolution of the Municipal Council of the City of Jersey City amending Program Contracts under the Community Services Block Grant (CSBG) for Program Year October 1, 2013 through September 30, 2014. (Commerce) | Res. 15.049 |
| q. | A resolution authorizing the city to enter into a month to month tenancy with the Jersey City Redevelopment Agency for Office space at the HUB Shopping Center located at 380-382 Martin Luther King Drive. (WIC Program) | Res. 15.050 |
| r. | Resolution authorizing the city to enter into a month to month tenancy with the Jersey City Redevelopment Agency for Office space at the HUB Shopping Center located at 360 & 380-382 Martin Luther King Drive. | Res. 15.051 |
| s. | Resolution authorizing the execution of a memorandum of agreement with the New Jersey Turnpike Authority regarding the construction of a bridge over Mill Creek to connect Jersey Avenue and Phillip Street. | Res. 15.052 |
| t. | A resolution authorizing a license agreement of city-owned property located at 362 Summit Avenue within the Journal Square 2060 Redevelopment Area from December, 2014 to December 2015 to the Jersey City Redevelopment Agency. | Res. 15.053 |
| u. | Resolution authorizing an agreement with Park Place International for the support of proprietary computer hardware and software. | Res. 15.054 |
| v. | Resolution authorizing an agreement with Astro Tech for the support of proprietary computer hardware and software systems. | Res. 15.055 |
| w. | Resolution authorizing an agreement with Network Management Solutions for the support of proprietary computer hardware and software. | Res. 15.056 |

****10. RESOLUTIONS****CITY CLERK
FILE #**

- | | | |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| x. | Resolution authorizing award of contract to Aramsco Inc, for the purchase and delivery of Personal Protective Equipment (PPE) under New Jersey State Contract for the Office of Emergency Management & Homeland Security funded through 13 Urban Area Security Initiative Grant (UASI). | Res. 15.057 |
| y. | Resolution authorizing the award of contract to Orchard Holdings, LLC., for the McGinley Square Safety Improvements Phase II, Federal Project No. HSP-C00S(641) Jersey City Project No. T-2014-002 for the Department of Administration, Division of Architecture, Engineering and Traffic Transportation. | Res. 15.058 |
| z. | Resolution authorizing the renewal of an open end contract with Duncan Hardware for the supply and delivery of small tools and hardware supplies for the Department of Public Works, Division of Park Maintenance. | Res. 15.059 |
| z1. | Resolution authorizing the renewal of a contract with Lombardy Door Sales and Services for repair and maintenance of motorized overhead doors for the Department of Public Works, Division of Buildings and Street Maintenance. | Res. 15.060 |
| z2. | Resolution amending a professional services agreement with Charles Montange, Esq., to provide legal counsel regarding Conrail's abandonment of the 6 th Street Embankment. | Res. 15.061 |
| z3. | Resolution authorizing the award of a professional engineering services contract to T&M Associates for a traffic impact study of the Lackwanna Station Area. | Res. 15.062 |
| z4. | Resolution authorizing the award of a professional engineering services contract to Maser Consulting, P.A., for design and engineering services on the Martin Luther King Drive Streetscape Revitalization Improvements, Jersey City Project 14.005, Department of Administration, Division of Architecture, Engineering, Traffic and Transportation. | Res. 15.063 |
| z5. | Resolution authorizing the award of a professional engineering services contract to McCormick Taylor, Inc., for Value Engineering Study for the Route 440 and Routes 1&9 multiple-use Urban Boulevard Concept Development Study Phase II for the Department of Administration, Division of Architecture, Engineering, Traffic and Transportation. | Res. 15.064 |
| z6. | Resolution reappointing Carla E. Smith as an Alternate Member of the Jersey City Rent Leveling Board. | Res. 15.065 |

****10. RESOLUTIONS**

**CITY CLERK
FILE #**

- | | | |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| z7. | A resolution authorizing a license agreement of city owned property located at 627 Grand Street from January, 2015 to January, 2016 within the Morris Canal Redevelopment Area to the Jersey City Redevelopment Agency. | Res. 15.066 |
| | | |
| z8. | Resolution authorizing the payment of a claim submitted by Document Reprocessors, Inc. for providing emergency data processing services to recover documents and files damaged by Hurricane Sandy. | Res. 15.067 |

11. DEFERRED OR TABLED AGENDA AS OF JANUARY 28, 2015

- a. Ordinance# 14.025 Ordinance amending and supplementing Chapter 122 (Circuses, Carnivals and Public Assemblages) of the City of Jersey City Municipal Code. Tabled-8-0- prior to the close of the public hearing at the 03.12.14 meeting on motion by Councilperson Ramchal, seconded by Councilperson Yun, Councilperson Watterman: absent.
- b. Ordinance# 14.083 Ordinance amending and supplementing Chapter 3 (Administration of Government) Article XI (Department of Public Safety) of the Jersey City Municipal Code. Tabled-9-0- prior to the close of the public hearing at the 07.16.14 meeting on motion by Councilperson Coleman seconded by Councilperson Ramchal.
- c. Ordinance# 14.084 Ordinance amending and supplementing Chapter 3 (Administration of Government) Article XI (Department of Public Safety) Sub-Article I (Division of Police) of the Jersey City Municipal Code establishing a Table of Organization. Tabled-9-0- prior to the close of the public hearing at the 07.16.14 meeting on a motion by Councilperson Coleman seconded by Councilperson Ramchal.
- d. Ordinance# 14.099 Ordinance authorizing the City of Jersey City to enter into a lease agreement as lessee with Jersey City Municipal, LLC as lessor for office space to be constructed at the HUB on an approximately 0.556 acre portion of Lot 17, Block 21201 intersection of Kearney Avenue and Martin Luther King Drive. Tabled-9-0- prior to the close of the public hearing at the 09.10.14 meeting on a motion by Councilperson Coleman seconded by Councilperson Osborne.
- e. Ordinance# 14.109 Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Land Development Ordinance - supplementary zoning as it pertains to height exceptions for rooftop appurtenance. Tabled-9-0- prior to the close of the public hearing at the 09.23.14 meeting on a motion by Councilperson Osborne seconded by Councilperson Lavarro.
- f. Ordinance# 14.110 Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Tidewater Basin Redevelopment Plan to create a mixed use district. Tabled-9-0- prior to the close of the public hearing at the 09.23.14 meeting on a motion by Councilperson Lavarro seconded by Councilperson Ramchal.
- g. Ordinance# 14.125 An ordinance amending (1) Chapter 175 (Food Handling Establishments) Article III (Food Establishments) to create standards for Farmer's Markets, (2) Chapter 3 (Administration of Government) Article IX, (Department of Public Works) Section 71, (Division of Park Maintenance) to amend the approval process for farmer's markets seeking permission to operate in city parks; and (3) Chapter 239 (Parks) Section 15, (Hours of Operation; Permits; Farmer's Markets) to create standards for farmer's markets operating in city parks. Tabled-7-1- after the close of the public hearing at the 10.08.14 meeting on a motion by Councilperson Lavarro seconded by Councilperson Ramchal, Councilperson, Councilperson Rivera: nay, Gajewski: absent.

11. DEFERRED OR TABLED AGENDA AS OF JANUARY 28, 2015

- h. Ordinance# 15.170 An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) amending Section 332-27 (Angle Parking) of the Jersey City Code designating 30 degree angle parking on the north side of First Street, Marin Boulevard to Provost Street (Back In Parking Only). Tabled-9-0- after the close of the public hearing at the 1.14.15 meeting on a motion by Councilperson Osborne, seconded by Councilperson Coleman.